024.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,900	/	1,025,900
USE VALUE:	1,025,900	/	1,025,900
ASSESSED:	1,025,900	/	1,025,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFINGER ALEXANDER S
Owner 2:	PELUSO JANET A
Owner 3:	
Street 1:	66 WALDO ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOFFINGER ALEXANDER S -
Owner 2:	PELUSO JANET A -
Street 1:	66 WALDO ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-5518

NARRATIVE DESCRIPTION

This parcel contains 5,065 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2844 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5065.000	568,300		457,600	1,025,900
Total Card	0.116	568,300		457,600	1,025,900
Total Parcel	0.116	568,300		457,600	1,025,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.72 | /Parcel: 360.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15682
GIS Ref	
GIS Ref	
Insp Date	07/21/14

!1954!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	568,600	0	5,065.	457,600	1,026,200	1,026,200	Year End Roll	12/18/2019
2019	104	FV	418,400	0	5,065.	486,200	904,600	904,600	Year End Roll	1/3/2019
2018	104	FV	418,400	0	5,065.	354,600	773,000	773,000	Year End Roll	12/20/2017
2017	104	FV	375,200	0	5,065.	308,900	684,100	684,100	Year End Roll	1/3/2017
2016	104	FV	375,200	0	5,065.	263,100	638,300	638,300	Year End	1/4/2016
2015	104	FV	337,000	0	5,065.	257,400	594,400	594,400	Year End Roll	12/11/2014
2014	104	FV	337,000	0	5,065.	211,600	548,600	548,600	Year End Roll	12/16/2013
2013	104	FV	349,700	0	5,065.	201,300	551,000	551,000		12/13/2012

PRINT

Date	Time
12/10/20	17:29:17

LAST REV

Date	Time
08/07/17	11:24:39
apro	
1954	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTNOY JOAN	30385-109		7/21/1999		359,000	No	No		
PORTNOY JOAN F	23461-498		7/26/1993		1	No	No		A

USER DEFINED

Prior Id # 1:	15682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2012	754	Redo Kit	4,110					INSTALL ISLAND / P
7/5/2011	658	Renovate	36,970					2ND & 3RD FLOORS
5/7/2004	340	Redo Bat	11,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2014	MEAS&NOTICE	HS	Hanne S
3/29/2012	Info Fm Prmt	BR	B Rossignol
4/30/2009	Measured	163	PATRIOT
3/14/2005	Permit Visit	BR	B Rossignol
3/28/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5065		Sq. Ft.	Site		0	80.	1.13	1									457,560						457,600	

Total AC/HA: 0.11628 | Total SF/SM: 5065 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 457,560 | Spl Credit | Total: 457,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01919830
Const Adj.:	0.98000199
Adj $ / SQ:	169.799
Other Features:	147300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698194
Depreciation:	129864
Depreciated Total:	568330

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

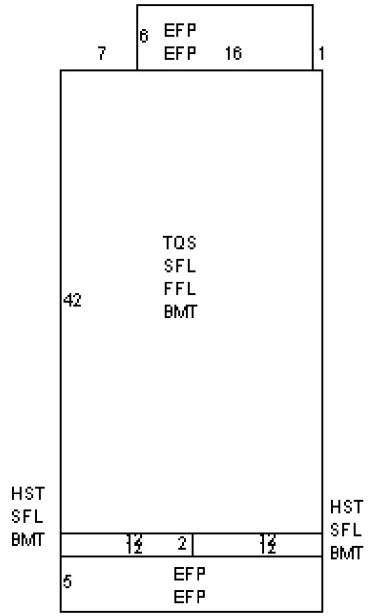
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.80
Special Features:	0	Val/Su Net:	131.19
Final Total:	568300	Val/Su SzAd	199.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	50.940	53,792
SFL	Second Floor	1,056	169.800	179,308
FFL	First Floor	1,008	169.800	171,157
TQS	3/4 Story	756	169.800	128,368
EFP	Enclos Porch	432	32.860	14,194
HST	Half Story	24	169.800	4,075

Net Sketched Area:	4,332			Total:	550,894
Size Ad	2844	Gross Are	4608	FinArea	2844

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

024.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	